

The City Council and the Planning and Zoning Commission of the City of Seabrook met in special joint session on Tuesday, January 6, 2015 at 6:00 p.m. in Seabrook City Hall, 1700 First Street, Seabrook, Texas to discuss, consider and if appropriate, take action on the items listed below.

THOSE PRESENT WERE:

CITY COUNCIL

GLENN R. ROYAL	MAYOR
ROBERT LLORENTE	COUNCIL PLACE NO. 1
MIKE GIANGROSSO	COUNCIL PLACE NO. 2
GARY JOHNSON	MAYOR PRO TEM & COUNCIL PLACE NO. 3
MESLISS BOTKIN	COUNCIL PLACE NO. 4
THOM KOLUPSKI	COUNCIL PLACE NO. 5
O. J. MILLER	COUNCIL PLACE NO. 6

PLANNING & ZONING COMMISSION

MICHAEL POTTS	CHAIRMAN
ROSEBUD CARADEC	MEMBER
MIKE DEHART	MEMBER
BUDDY HAMMANN	VICE-CHAIR
BOLIVAR F. LEWIS, III – Ex. Abs.	MEMBER
DODIE MILLER	MEMBER
MICHAEL SHARPE	MEMBER

STAFF

GAYLE COOK	CITY MANAGER
SEAN LANDIS	ASSISTANT CITY MANAGER & DIRECTOR OF COMMUNITY DEVELOPMENT
MICHELE L. GLASER	CITY SECRETARY
ALESIA HAMMOCK	P&Z COMMISSION SECRETARY
STEVEN L. WEATHERED	CITY ATTORNEY

Mayor Royal and Chairman Potts called the meeting to order at 6:00 p.m. Chairman Potts reviewed the rules for the conduct of a public hearing.

1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS - None

2.0 SPECIFIC PUBLIC HEARING(S)

2.1 Request for preliminary approval of a Planned Unit Development (PUD) to create a Senior Living Complex of approximately 269 units on approximately 12.15 acres. (Applicant)

Applicant: William Friedrichs, Jr., 16865 Diana Lane Ste 200, Houston, TX 77058

Owner: CL Repsdorph LLC, 111 E. Jericho TPKE FL2, Mineola, NY 11501

Owner: Jack Hornsby Jr., 406 Lakeshore Drive, El Lago, TX 77586

Owner: James Hussion Jr., 22110 Terrace Gate Lane, Katy, TX 77450-8054

Owner: Charles & Jan Bosone, PO Box 7, Seabrook, TX 77586

Legal Description: Tracts 1F, 1J, 1, 1H, 1G-1, 1G and 13, Repsdorph Partition, Abstract 52 in the Ritson Morris Survey, Harris County Texas. This property is located immediately east of Repsdorph Road and south of Brummerhop Park.

Stan Winter, Jones and Carter, representing Mr. Friedrichs gave a brief presentation of the PUD which will be restricted to those 55 years and older. He stated that the PUD must conform to the site plan approved by Council. The development will have an eight-foot masonry wall separating the complex from the single-family residences bordering the PUD. The parking ratio will be 1.3 spaces per unit, of which 50 percent will be covered or garage parking. The building coverage maximum will be 50 percent of the total area and green space will comprise 20 percent of the project. A common amenity-recreation area of not less than 5,000 square feet will also be provided.

Mark McCassey, Architect for project stated that he has designed over two dozen similar communities throughout the state which have all be well received. The project value is approximately \$22,000,000. No children will be permitted to live in the facility so there will be no negative impact on neighborhood schools.

Mr. Bill Friedrichs, applicant stated that the complex would consist of one and two bedroom units with an anticipated rental of \$1,000 - \$1, 5000 monthly depending on the size of the unit.

Speaking in favor of the PUD were Seabrook residents Sue Harral, Willowisp; Kimberly Fleming, Autumn Brook; Jeff Chappel, Pinhook Court and Jan Bosone, Oceanview.

Speaking against the PUD were Seabrook residents Robin Riley, Gloria Riley, Robert Cooke, Tracy Smith, Bill Smith, Ellie Crawford, John Nelson and Scott Eldridge, all of Sawyer Drive and Eric Bourque, Boardwalk Drive.

As there were no other comments, Mayor Royal and Chairman Potts adjourned the joint meeting at 6:59 p.m.

90 Approved by the Seabrook City Council on this 20th day of January 2015.

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Glenn Royal, Mayor

100 Approved by the Planning & Zoning Commission on this 19th of February,
101 2015.

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Michael Potts, Chair

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Michele Glaser, TRMC
City Secretary

